

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES
Tuesday, October 12, 2010
(APPROVED October 28, 2010)
Oak Grove Middle School Library
7:30 pm**

1. **Call to Order:** Dan Kjonogaard called the meeting to order at 7:30 p.m.
2. **Roll Call Present:** Dan Neirinckx, Wythe Davis, Steve Wragg, Jonathan Shultz, James Talbot, Michael Casinelli, Janet Mulder, Judy Bohlen, Randy White and Dan Kjonogaard

• **Absent:** Dale Fuller, Yvonne Purdy-Luxton,

Excused: Earl Katzer, Frank Hewitt and Krishna Toolsie
3. **Motion to approve the Agenda for October 14, 2010 (as corrected) as posted 72 hours before the meeting and minutes for September 28, 2010. Motion carried unanimously.**
4. **Open Forum - Opportunity for public to speak on any item not on the agenda,**
 - a. **Dan Kjonogaard** told us that Marcus Lubich, DPLU, made a recommendation to the Planning Commission that the original tower that they are replacing would have to be torn down within 90 days after it was discontinued from use.
 - b. **Steve Wragg** said the Planning Commission approved a 341-acre photovoltaic project in Borrego Springs. It is the first one approved in San Diego County for a while.
5. **OWD Pump Station Landscape Plan – Daniel Kay reporting on Lyons Valley Road and Peg Leg Mine.** After consulting with Richard Wright and Water Conservation people at Cuyamaca College they decided to look at Bougainville and Pineapple Guava. They have planted today and he brought pictures to show the new landscaping. Otay will go back and fix the watering system, and remove the weeds. The question was asked regarding the east side and Daniel said that they would plant as soon as the easement question was answered. **Mike Casinelli** asked if they had considered putting the razor wire inside of the wall like SDG&E had presented to us. **Daniel Kay** will check on this possibility, as he had never heard of his design before. **Dan Kjonogaard** will send a letter to **Mark Watton** to thank him for the quick answer to our problem presented.

6. **MUP09-024 – Verizon Wireless, Lyons Valley Road 15598 Leoney Lane - Ted Marincelli** reported that this is a plan that had been before us earlier. They corrected the plan after completing a new survey, which clearly shows the open space. The “barn” will be constructed out of concrete and then surfaced with “Hardy board” so it will look like a barn. They will be removing the existing shed and storage container, and are putting in an air conditioner in the building and will put up a sound wall as shown on A-0.0. In addition there is a concrete wall around the generator. The anticipated operational date will occur as soon as approval is granted. **Steve Wragg** asked about the access road going across the open space, and Ted stated that it has been approved. **Dan Kjongegaard** talked to **Michelle Chan** of DPLU and told her we felt that since they were working with CalFire and we did not feel the 45-foot height was excessive and this tower would provide better coverage in our area. **Dan Kjongegaard moved that we recommend acceptance of the plans as submitted tonight and recommend approval of the project. Motion carried unanimously.**
7. **POD10-002 Zoning Ordinance Update #28 and County Code Amendment - Wythe Davis** reported that this package of additions and modifications to definitions and use types is intended to clarify provisions and remove ambiguity. The proposed amendments include: a. Allow circus, carnival, outdoor entertainment events on certain properties such as church sites, subject to existing Major Use Permit, without requiring modification to the use permit no more than 4 events per year, the events shall not exceed 5 consecutive days. b. Amend Home Occupations to allow for tutoring of a limited number of students in music, academics, dance, and sports, with limitations. c. Allow one sign of 12 square feet on premise for a wholesale nursery. d. Prior to issuance for a building permit for a gate across a private road easement written consent must be obtained from all property owners with access rights. e. Allow termination of a Use Permit by holder when the use is no longer required. f. For a Use Permit issued in conjunction with the approval of a subdivision map, the Use Permit shall remain in effect for the duration of the tentative map approval, including extensions of the tentative map. g. Allow certain uses on county owned solid waste sites without requiring a discretionary permit. He noted that Boulevard CPG expressed concern on that last statement over possible placing of solar panels on a landfill, which may contribute to electrically sparked methane fires. The County replied that electrically sparked methane fires are addressed through a landfill gas extraction/flare system. **Dan Kjongegaard thanked Wythe for his report**
8. **General Plan Update – Dan Neirinckx went to the meeting on Saturday, Oct. 9.** He made a comment on the ‘White Paper’ that came out and there was general agreement that his comment was correct. They voted to have the Planning Group Representatives speak last, thinking that it will be helpful. The meetings before the BOS start October 20 which will be the DPLU presentation, followed by public testimony and it is anticipated that it will take at least a second hearing

date. It is the only item on the BOS agenda. Question is: Will the BOS allow the Planning Groups to speak at the end without pre-empting them as they would not have a sheet in the first day? The DPLU map to be presented to the BOS is not any one of the referral maps but includes several different maps together except the “no project” map. Public input will be closed after the second day and then the BOS decision will be made. Our JDCPG Plan is finished, but Dan Neirinckx has one area to argue...that involves the conservation sub-division, which could allow our area to drop to half acre in areas, as it violates our Community Plan, which of course we do not want.

Dan Neirinckx made comments on the White Paper and Dan Kjonagaard moved that we send Dan’s comments in letterform to all of the Supervisors, DPLU Director, and all the Planning and Sponsor Group Chairs. Motion passed unanimously. Letter is attached here and made a part of these minutes:

JAMUL DULZURA COMMUNITY PLANNING GROUP
P.O. Box 613, Jamul, California 91935

October 12, 2010

Supervisor Greg Cox, District 1
Supervisor Dianne Jacob, District 2
Supervisor Pam Slater-Price, District 3
Supervisor Ron Roberts, District 4
Supervisor Bill Horn, District 5

County Administration Center
1600 Pacific Highway, Suite 335
San Diego, CA 92102

Subject: Stakeholder Coalition White Paper dated August 2010 by some of the Special Interest Group members.

Dear Supervisor Jacob,

At the Jamul Dulzura Community Planning Group meeting of October 12, 2010, a motion was made, and passed unanimously, to send this letter and to all Supervisors, with copies to Director Eric Gibson, and all Planning and Sponsor Group Chairs.

The Jamul Dulzura Community Planning Group (JDCPG) considers the substantial influence, which Community Plans have been allowed, is ESSENTIAL to the General Plan Update (GPU). Historical development, terrain diversity, water availability, and climate have been key factors in the making of a variety of distinctive communities within San Diego County. This distinctiveness is what defines Community Character and permits the varied life styles available and necessary for a vibrant society.

The JDCPG has held the unwavering position that the sweeping down zoning of the unincorporated “backcountry” is unwarranted and only serves to polarize the citizens of the county. Existing resource protection ordinances in effect limit the growth of “backcountry” lands to a nearly identical degree and permit project specific analysis so vital to the concept of community character. The JDCPG most strongly supports the GPU’s recognition of community plans as a vital part of the Update and necessity for local development to meet established goals of these communities.

Respectfully,

Dan Kjongegaard,
Chair, Jamul Dulzura Community Planning Group

CC: Eric Gibson, DPLU
All Planning and Sponsor Group Chairs

9. **SDG&E Jamul Proposed Substation, Sub-Committee Report – Jim Talbot reported that SDG&E sent the following letter to community members. The letter is attached and made a part of these minutes at the end.**
They plan to present to the CPUC during the first quarter. Question arose as to how many residents received the letter as none of the JDCPG members who live in Proctor Valley received one. **Janet Mulder** asked if we could contact SDG&E and ask to have them put up a notice regarding their proposed meeting at the stores, post office, etc. It was decided that the public had been notified.
10. **JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS**
 - a. **Dan Kjongegaard announced that the Community Evacuation Study at the Training Room on October 21 would include Judy Bohlen, Stacy Magoffin and Dan Kjongegaard. Bob Citrano DPLU will be attending our December 14 meeting to talk about the community evacuation plans in our Planning Area, followed by a second meeting during the first quarter.**
 - b. **Mike Casinella volunteered to attend the meeting on October 21.**
 - c. **POD 09-012 – Amendment to County Wireless Telecommunication – our comments are due by October 29. Given to Jonathan Shultz to review and report back. Dan Kjongegaard asked to be notified if it needs to be on the agenda for a report at the next meeting.**
 - d. **Letter from Dept of Public Works – Notice of consideration for road maintenance on our roads. The one is east of four corners on Lyons Valley Road.**
 - e. **Notice of Public Hearing for General Plan Update on October 20. Dan will attend.**
 - f. **Notice of Public Hearing – Historic Site Board**
 - g. **Final Agenda Planning Commission – October 8 – Richland Towers was approved.**

Adjournment: Dan Neirinckz adjourned the meeting 8:39 PM, reminding us that the next regular meeting is October 26, 2010 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY

Janet Mulder
Secretary



NEW JAMUL ELECTRIC DISTRIBUTION SUBSTATION PROJECT
SITE ALTERNATIVE REVIEW MEETING
October 18, 2010, 6:30PM
Jamul Primary School
14567 Lyons Valley Rd.
JAMUL, CA 91935

October 5, 2010

Dear Customer,

San Diego Gas & Electric is continuing its mission to provide safe and reliable energy to the region by planning to build a new 69/12kV electric distribution substation in the Jamul area. This new substation will support the energy needs of Jamul and surrounding areas. On October 18, 2010, the siting of the proposed substation will be discussed at a public meeting held at Jamul Primary School in the multi-purpose room beginning at 6:30 PM. We encourage you to attend and engage in constructive dialogue on how to best meet the energy needs of Jamul and the surrounding.

The proposed Jamul Substation Project (Substation Project) will occupy three to five acres of land and includes the construction of the new substation, an approximate four mile modification or extension of the existing 69kV transmission line, and certain upgrades to the existing power distribution system. The proposed project is being designed to have minimal impact on the environment and minimize cost to customers while ensuring a reliable energy delivery system for existing and future customers. The proposed Substation Project will be permitted through the California Public Utilities Commission (CPUC) beginning in the first quarter 2011, and expected to be in service in December 2014.

In December 2006 SDG&E purchased a 3.75 acre parcel of land for the proposed substation at the intersection of Proctor Valley Road and Maxfield Road (Original Site). In 2008 the Jamul Dulzura Community Planning Group (JDCPG) along with County Supervisor Diane Jacob requested that SDG&E consider other alternatives for siting the proposed substation. In direct response to community feedback, SDG&E is considering three new alternative sites recommended by the JDCPG. These new alternative locations are identified as Sites 10A, 13, and 16 and, along with the Original Site presently owned by SDG&E, are shown on the location map appearing on the reverse side of this letter.

SDG&E appreciates the role of local community input and would like to take this opportunity to thank the aforementioned stakeholders for their feedback and willingness to help us find integral solutions to this situation. It has been a very challenging process and we appreciate their support as we search for a positive solution. In addition, because one of the most difficult things to do is to identify the interest of other local individuals or community groups who are not obvious stakeholders, SDG&E is reaching out to invite participation from certain area residents who may have a stake in the proposed project but have not had an opportunity to raise concerns, or engage constructively in the process thus far.

At the October 18 public Meeting, SDG&E will present information about the four substation site options and solicit community feedback. Upon completing its evaluation of any comments received and other environmental considerations for each alternative, SDG&E plans to present a final proposal for the described project to the CPUC for review and approval. The CPUC may adopt one of these alternative sites, or may implement the Original Site or any other alternative. We look forward to seeing you at the meeting. In the meantime if you have any questions you may call me at 619-441-3895.

Sincerely,

Don Parent
SDG&E Public Affairs

